



MORTGAGE

THIS MORTGAGE is made this 22nd day of April 1982 between the Mortgagor James A. Walden and JoAnn A. Walden (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve thousand, eight hundred one and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 22, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Greenville

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land being known and designated as Lot bo. 196, Section IV, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town Of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-N at page 24,.

A more particular description of said above numbered lot may be had by reference to said plat.

The above numbered lot was conveyed to the granting corporation by deed recorded in the RMC Office for Greenville County in Deed Volume 970 at page 204.

This conveyance is made subject to the restrictive and protective covenants affecting Section IV of Subdivision known as POINSETTIA, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Volume 921 at page 621.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

This is the same property conveyed by deed of Builders & Developers, Inc., dated 4/25/73, recorded 4/25/73, in volume 973, at page 249.

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which has the address of 116 Gatewood Drive, Simpsonville, SC 29681, (Street) (City) (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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